

# **FUND 315**

## **COMMERCIAL REVITALIZATION PROGRAM**

### ***Board of Supervisors' Adjustments***

*The following funding adjustments reflect all changes to the FY 2001 Advertised Budget Plan, as approved by the Board of Supervisors on April 24, 2000:*

- The Board of Supervisors made no changes to the FY 2001 Advertised Budget Plan.

*The following projects are funded in FY 2001:*

Project Number	Project Name	FY 2001 Advertised Budget Plan	FY 2001 Adopted Budget Plan	Increase/ (Decrease)
008909	Annandale Streetscape	\$3,530,122	\$3,530,122	\$0
008911	Bailey's Crossroads Streetscape	3,000,000	3,000,000	0
008912	McLean Community Revitalization	1,471,834	1,471,834	0
	<b>Total</b>	<b>\$8,001,956</b>	<b>\$8,001,956</b>	<b>\$0</b>

### ***County Executive Proposed FY 2001 Advertised Budget Plan***



### ***Agency Overview***

FY 2001 funding in the amount of \$8,001,956 is included to complete design and construction of three previously approved projects. These projects are funded by General Obligation Bonds and are consistent with the approved FY 2001 - 2005 Capital Improvement Program (With Future Years to 2008). In addition, it should be noted that General Fund monies have been included in FY 2001 in Fund 340, Housing Assistance Program, for several revitalization efforts. Funding of \$1,150,000 will begin to address current program needs in the following revitalization areas: Richmond Highway/Kings Crossing predevelopment, Route 1 Façade Improvement, Gallows Road Streetscape, and Commerce Street predevelopment, as well as staffing and other efforts associated with revitalization projects.

The Commercial Revitalization Program, created in 1986, funds the development and promotion of competitive, attractive, and stabilized commercial centers, better services, and improved facilities for communities. The improvements financed through the program include moving utilities underground, sidewalk construction, street lighting, tree planting, and other pedestrian amenities. In the November 1988 bond referendum, Fairfax County voters approved \$22.3 million for public improvements in commercial and redevelopment areas of the County. Of the total, \$17.1 million will fund utility and street landscaping projects in three County designated revitalization districts - Central Annandale, Central Springfield, and Bailey's Crossroads. An amount of \$5.2 million is to be divided among the revitalization projects in the Town of Vienna, the McLean Central Business District, and along a portion of the Route 1 corridor. To date authorized but unissued bond funds in the amount of \$14.21 million remain from the November 1988 referendum.

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### **COMMERCIAL REVITALIZATION PROGRAM**

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#### ***Funding Adjustments***

*The following funding adjustments reflect all approved changes to the FY 2000 Revised Budget Plan since passage of the FY 2000 Adopted Budget Plan. Included are all adjustments made as part of the FY 1999 Carryover Review and all other approved changes through December 31, 1999:*

- At the FY 1999 Carryover Review, the Board of Supervisors approved an increase of \$7,814,921 due to the carryover of unexpended project balances.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the projects funded in FY 2001 are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project). The Project Detail Table includes project location, description, source of funding, and completion schedules.

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## COMMERCIAL REVITALIZATION PROGRAM

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### FUND STATEMENT

Fund Type G30, Capital Project Funds

Fund 315, Commercial Revitalization Program

	FY 1999 Actual	FY 2000 Adopted Budget Plan	FY 2000 Revised Budget Plan	FY 2001 Advertised Budget Plan	FY 2001 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$85,480</b>	<b>\$0</b>	<b>\$541,865</b>	<b>\$0</b>	<b>\$0</b>
Revenue:					
Sale of Bonds <sup>1</sup>	\$1,501,903	\$300,000	\$7,573,056	\$8,001,956	\$8,001,956
Miscellaneous Revenue	51,287	0	0	0	0
Total Revenue	\$1,553,190	\$300,000	\$7,573,056	\$8,001,956	\$8,001,956
<b>Total Available</b>	<b>\$1,638,670</b>	<b>\$300,000</b>	<b>\$8,114,921</b>	<b>\$8,001,956</b>	<b>\$8,001,956</b>
Total Expenditures	\$1,096,805	\$300,000	\$8,114,921	\$8,001,956	\$8,001,956
<b>Total Disbursements</b>	<b>\$1,096,805</b>	<b>\$300,000</b>	<b>\$8,114,921</b>	<b>\$8,001,956</b>	<b>\$8,001,956</b>
<b>Ending Balance</b>	<b>\$541,865</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> The actual sale of bonds is based on a review of cash needs rather than cash and encumbrance as presented here for planning purposes. This is consistent with board policy to sell bonds on a cash basis. On November 8, 1988, the voters approved a \$22.3 million bond referendum for the Commercial Revitalization Program. The actual amount approved by the Board of Supervisors for the Spring 2000 bond sale was \$1.50 million. Including prior sales, there is a balance of \$14.21 million in authorized but unissued bonds for the Commercial Revitalization Program.

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## COMMERCIAL REVITALIZATION PROGRAM

COUNTY OF FAIRFAX, VA  
FY 2001 SUMMARY OF CAPITAL PROJECTS

FUND TYPE:G30 CAPITAL PROJECTS		FY 2001 SUMMARY OF CAPITAL PROJECTS						
FUND :315 COMMERCIAL REVITALIZATION PROG (489)								
	TOTAL PROJECT ESTIMATE	FY 1999 ACTUAL EXPENDITURES	FY 2000 REVISED BUDGET	FY 2001 ADVERTISED BUDGET PLAN	FY 2001 ADOPTED BUDGET PLAN	FINANCING GENERAL FUND	FINANCING BOND	FINANCING OTHER
008902 BOND ISSUANCE		3,777.50	35,285.53					
008903 SPRINGFIELD S	2,183,919	92,904.51	1,176,852.82					
008904 SPRINGFIELD S	1,000,000	385.94	977,316.68					
008905 SPRINGFIELD U	116,081	.00	.00					
008906 LITTLE RIVER	10,023	.00	.00					
008907 COLUMBIA PIKE	371,260	.00	.00					
008908 ANNANDALE UTI	369,855	.00	.00					
008909 ANNANDALE STR	6,843,864	722,378.80	2,061,969.02	3,530,122	3,530,122		3,530,122	
008910 BAILEY'S CROS	6,218,390	.00	.00					
008911 BAILEY'S CROS	6,007,691	66,931.01	2,573,423.34	3,000,000	3,000,000		3,000,000	
008912 MCLEAN CRP	2,000,000	1,195.62	503,570.01	1,471,834	1,471,834		1,471,834	
008913 RT 1 IMPROVEM	306,455	.00	.00					
008914 RT 1 STREETSC	1,642,160	209,231.37	786,503.10					
008915 RT 1 CASCADE	1,385	.00	.00					
008916 VIENNA STREET	1,163,993	.00	.00					
008917 VIENNA UTILIT	24,007	.00	.00					
FUND 315 TOTAL	22,259,083	1,096,804.75	8,114,920.50	8,001,956	8,001,956		8,001,956	

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## COMMERCIAL REVITALIZATION PROGRAM

<b>008909</b>	<b>Annandale Streetscape</b>
Annandale Central Business District	Mason / Braddock
<p>This streetscape project includes improvements to sidewalks, crosswalks, plantings, streetlights, street furniture and underground utilities. The improvements are for selected areas within the Annandale Central Business District. The pilot project includes improvements along Columbia Pike between Route 236 and Backlick Road. FY 2001 funding in the amount of \$3,530,122 has been included to complete design and construction. This funding is consistent with the FY 2001 - 2005 Capital Improvement Program (With Future Years to 2008).</p>	

	Total Project Estimate	Prior Expenditures	FY 1999 Expenditures	FY 2000 Revised Budget Plan	FY 2001 Adopted Budget Plan	Future Years
Land Acquisition	\$181,658	\$125,336	\$32,378	\$23,944	\$0	\$0
Design and Engineering	734,535	206,571	152,118	235,846	140,000	0
Construction	5,356,967	163,542	458,588	1,344,715	3,390,122	0
Other	570,704	33,945	79,295	457,464	0	0
Total	\$6,843,864	\$529,394	\$722,379	\$2,061,969	<b>\$3,530,122</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$6,835,870	\$0	\$7,994	\$6,843,864

Completion Schedule				
Land Acquisition Completion	Engineer/Architect Contract Award	Design Completion	Construction Contract Award	Construction Completion
Fourth Quarter FY 1998	First Quarter FY 1995	First Quarter FY 1998	Second Quarter FY 1999	Third Quarter FY 2000

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## COMMERCIAL REVITALIZATION PROGRAM

<b>008911</b>	<b>Bailey's Crossroads Streetscape</b>
Route 7 from Culmore Court to Columbia Pike and Columbia Pike from Carlin Spring Road to Lacy Boulevard	Mason
<p>This streetscape project includes improvements to sidewalks, crosswalks, plantings, streetlights, street furniture and underground utilities. The improvements are for 7,500 feet of Columbia Pike between Lacy Boulevard and the County line and for 2,000 feet of Route 7 between Culmore Court and Columbia Pike for a total distance of 9,500 feet. The Columbia Pike segment will be the first to be constructed. FY 2001 funding in the amount of \$3,000,000 has been included to complete design and construction. This funding is consistent with the <u>FY 2001 – 2005 Capital Improvement Program (With Future Years to 2008)</u>.</p>	

	Total Project Estimate	Prior Expenditures	FY 1999 Expenditures	FY 2000 Revised Budget Plan	FY 2001 Adopted Budget Plan	Future Years
Land Acquisition	\$73,432	\$25,776	\$4,741	\$42,915	\$0	\$0
Design and Engineering	584,177	243,008	38,264	247,905	55,000	0
Construction	5,290,082	85,817	23,926	2,235,339	2,945,000	0
Other	60,000	12,736	0	47,264	0	0
Total	\$6,007,691	\$367,337	\$66,931	\$2,573,423	<b>\$3,000,000</b>	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$5,987,949	\$0	\$19,742	\$6,007,691

Completion Schedule				
Land Acquisition Completion	Engineer/Architect Contract Award	Design Completion	Construction Contract Award	Construction Completion
First Quarter FY 2001	Third Quarter FY 1998	Fourth Quarter FY 2000	Second Quarter FY 2001	Second Quarter FY 2002

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## COMMERCIAL REVITALIZATION PROGRAM

<b>008912</b>	<b>McLean Community Revitalization</b>
McLean Central Business District	Dranesville
<p>This streetscape project provides for improvements such as sidewalks, crosswalks, plantings and streetlights and fixtures for Chain Bridge Road and Old Dominion Drive. FY 2001 funding in the amount of \$1,471,834 has been included to complete design and construction. This funding is consistent with the <u>FY 2001 – 2005 Capital Improvement Program (With Future Years to 2008)</u>.</p>	

	Total Project Estimate	Prior Expenditures	FY 1999 Expenditures	FY 2000 Revised Budget Plan	FY 2001 Adopted Budget Plan	Future Years
Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering	186,959	14,800	1,196	23,779	147,184	0
Construction	1,324,650	0	0	0	1,324,650	0
Other	488,391	8,600	0	479,791	0	0
<b>Total</b>	<b>\$2,000,000</b>	<b>\$23,400</b>	<b>\$1,196</b>	<b>\$503,570</b>	<b>\$1,471,834</b>	<b>\$0</b>

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$2,000,000	\$0	\$0	\$2,000,000

Completion Schedule				
Land Acquisition Completion	Engineer/Architect Contract Award	Design Completion	Construction Contract Award	Construction Completion
To Be Determined	Fourth Quarter FY 1999	To Be Determined	To Be Determined	To Be Determined